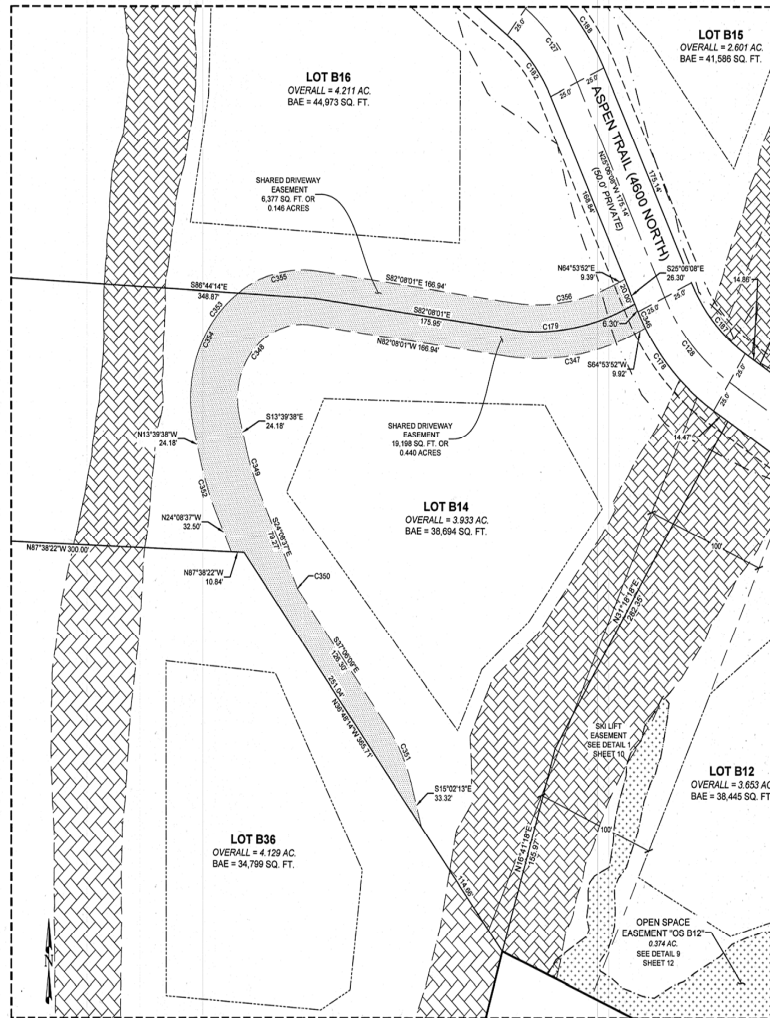


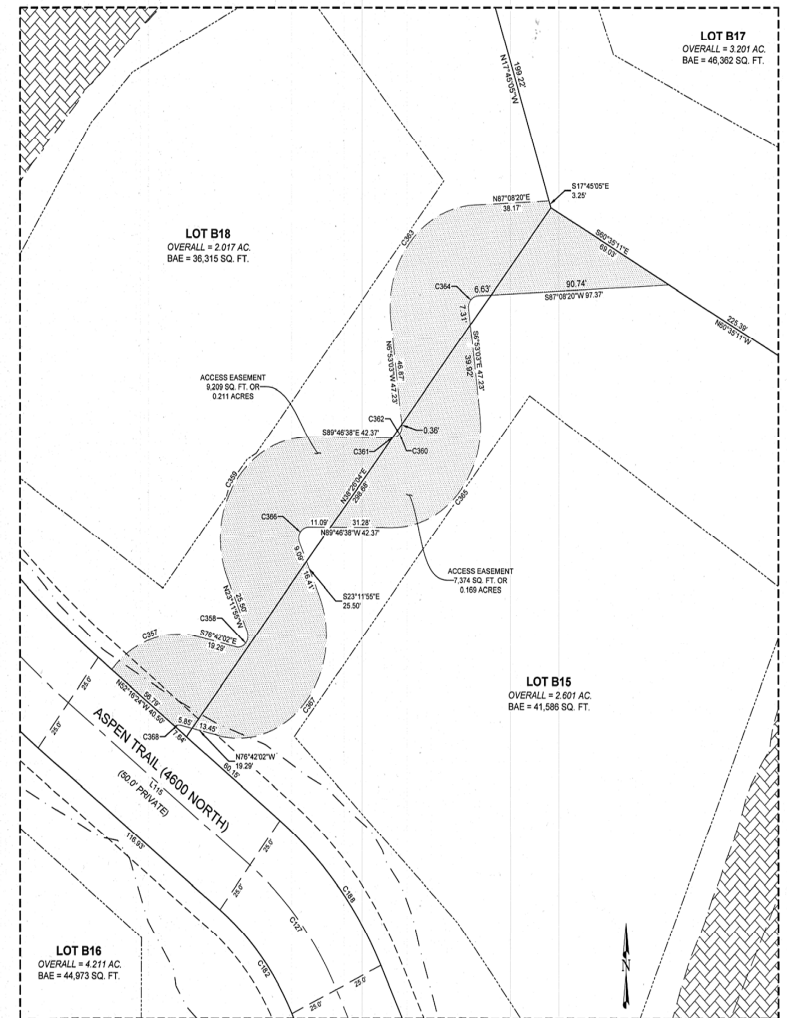
EN 170721 1113

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH



DETAIL 15
SHARED DRIVEWAY EASEMENT
BENEFITING LOTS B36 AND FUTURE B39
1" = 50'
25,575 SQ. FT.
0.587 AC



DETAIL 16
ACCESS EASEMENT
BENEFITING LOT B17
1" = 30'
16,585 SQ. FT.
0.380 AC

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUTFILL SLOPE EASEMENT
- BAE TIE LINE
- BOUNDARY CORNER



STREET NAMES AND NUMBERS

ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5950 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

DATE: 10/6/2025
PLOT DATE:
SCALE:
VARIES

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(385) 212-3176

DESIGNED: BS
DRAFTED: JRF
CHECKED: SRV

RECORDED # 170721

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

W.P.R.

DATE: 1-5-2026 TIME: 1:22pm BOOK: 428 PAGE: 1113

FEE: \$ 874.00

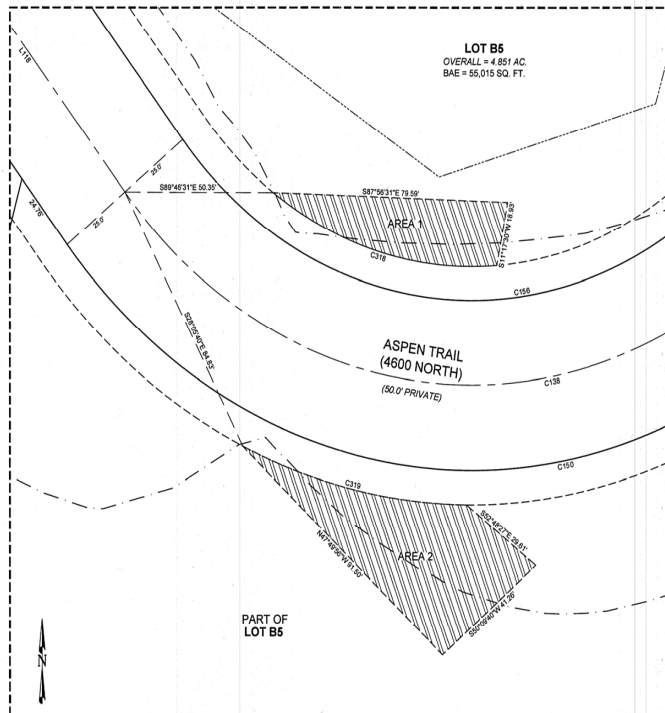
MORGAN COUNTY RECORDER

SHEET
15 OF 16

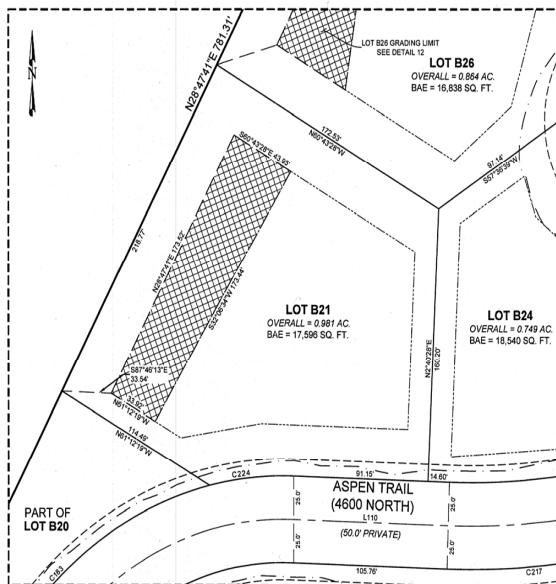
PROJECT NUMBER
09636005

WASATCH PEAKS RANCH PLAT 6A

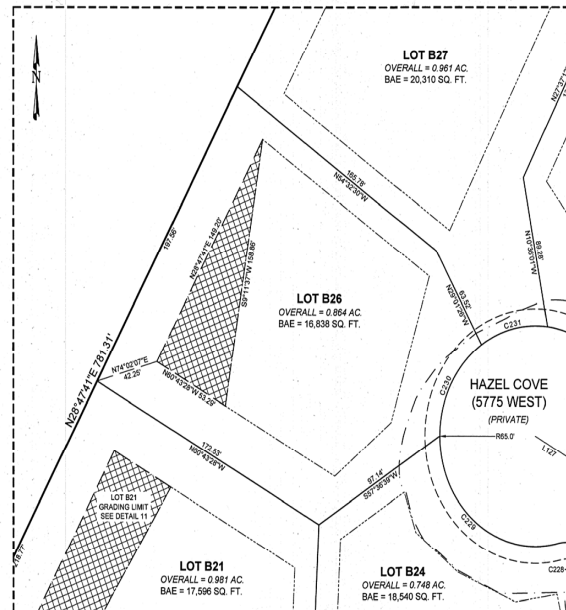
LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH



DETAIL 10
DRAINAGE AND UTILITY EASEMENT
1" = 20'
AREA 1
1,111 SQ. FT. OR 0.025 AC
AREA 2
2,131 SQ. FT. OR 0.048 AC
TOTAL
3,242 SQ. FT.
0.074 AC



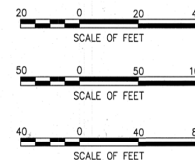
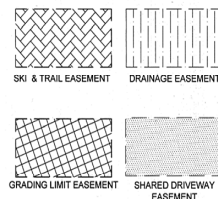
DETAIL 11
NON-HABITABLE STRUCTURE ZONE
1" = 40'
6,750 SQ. FT.
0.154 AC



DETAIL 12
NON-HABITABLE STRUCTURE ZONE
1" = 40'
3,975 SQ. FT.
0.091 AC

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUT/FILL SLOPE EASEMENT
- BAE TIE LINE
- BOUNDARY CORNER



STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

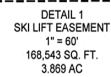
DATE	10/6/2025
PLAT DATE	
SCALE	VARIES
SHEET	PROJECT NUMBER
13 OF 16	09636005

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 215-3170

DESIGNED	BS
DRAFTED	JRF
CHECKED	SRV
FEE	\$ 874.00
RECORDED #	170721
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	WPR
DATE	10-20-2026
TIME	1:22 PM
BOOK	428
PAGE	1111
MORGAN COUNTY RECORDER	

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH



1" = 60'
168,543 SQ. FT.
3.869 AC

STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

LOT B19
OVERALL = 6.080 AC.
BAE = 44,292 SQ. FT.

LOT B20
OVERALL = 2.620 AC.
BAE = 38,912 SQ. FT.

LOT B22
OVERALL = 1.041 AC.
BAE = 19,374 SQ. FT.

PARCEL 14
OVERALL = 4.187 AC.

LOT B31
OVERALL = 0.770 AC.
BAE = 16,859 SQ. FT.

LOT B32
OVERALL = 0.832 AC.
BAE = 14,724 SQ. FT.

LOT B33
OVERALL = 1.097 AC.
BAE = 22,300 SQ. FT.

LOT B35
OVERALL = 1.449 AC.
BAE = 17,952 SQ. FT.

PARCEL 15
OVERALL = 1.212 AC.

LOT B17
OVERALL = 3.201 AC.
BAE = 46,362 SQ. FT.

LOT B11
OVERALL = 3.606 AC.
BAE = 42,353 SQ. FT.

DETAIL 2 DRAINAGE EASEMENT
1" = 60'
38,491 SQ. FT.
0.884 AC

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- SKI & TRAIL EASEMENT
- DRAINAGE EASEMENT

_____ BOUNDARY LINE
 _____ ADJOINER LINE
 - - - - - BUILDING ACTIVITY ENVELOPE ("BAE")
 _____ LOT LINE
 _____ CENTERLINE OF ROAD
 _____ ROAD ROW
 _____ UTILITY EASEMENT
 - - - - - CUT/FILL SLOPE EASEMENT
 - - - - - BAE TIE LINE
 ○ BOUNDARY CORNER



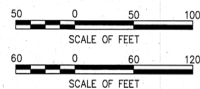
DRAINAGE EASEMENT



SHARED DRIVEWAY

SHARED DRIVEWAY

OPEN SPACE EASEMENT



DATE:	10/6/2025
PLOT DATE:	
SCALE	VARIES
PROJECT NUMBER	09636005

Kimley»»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(360) 242-2436

BS
DRAFTED
JRF
CHECKED
SRV

RECORDED # 170721

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

STATE OF STAFF
WPR

DATE: 1-5-2024 TIME: 1:22pm BOOK: 428 PAGE: 1108

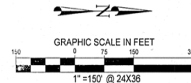
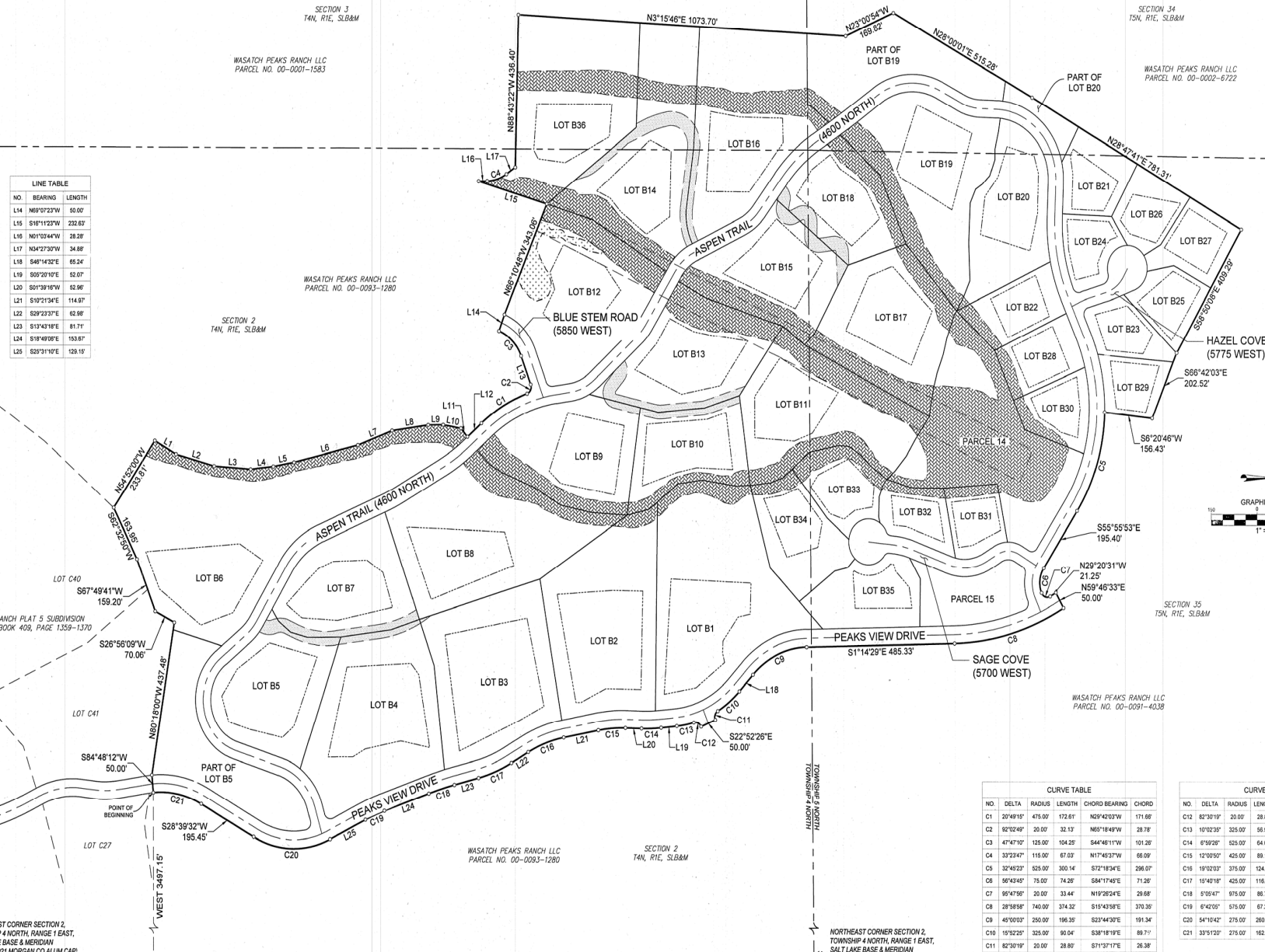
\$ _____
FEE


MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SE 1/4 SEC 34 & SW 1/4 SEC 35 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

NO.	BEARING	LENGTH
L1	N25°51'01"E	79.42
L2	N15°07'41"E	129.36
L3	N4°10'00"E	119.44
L4	N25°57'48"W	74.91
L5	N25°56'43"W	69.32
L6	N13°10'12"W	215.21
L7	N25°29'43"W	119.18
L8	N07°49'34"W	119.24
L9	N00°15'51"W	49.15
L10	N09°53'00"E	58.44
L11	N48°30'32"E	32.38
L12	N40°08'40"W	60.47
L13	S68°39'48"W	86.58



PARCEL NOTES:
PARCEL 14 IS "CLUB RECREATION AREA"
PARCEL 15 IS "HOA COMMON AREA"

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°49'15"	475.00	172.61	N29°42'03"W	171.66
C2	92°02'49"	20.00	32.13	N65°18'48"W	28.78
C3	47°47'10"	125.00	104.29	S44°46'11"W	101.26
C4	33°23'47"	115.00	67.03	N17°46'37"W	66.09
C5	32°45'23"	625.00	300.14	S72°18'34"E	296.07
C6	56°53'45"	75.00	74.26	S44°17'48"E	71.26
C7	65°47'56"	20.00	33.44	N19°26'24"E	26.68
C8	28°58'58"	740.00	374.32	S19°43'38"E	370.35
C9	45°00'03"	250.00	196.39	S23°44'30"E	191.34
C10	15°52'25"	325.00	90.04	S38°18'16"E	89.71
C11	82°30'19"	20.00	28.80	S71°32'17"E	26.38

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- TIE LINE
- SECTION LINE
- BOUNDARY CORNER
- FOUND SECTION CORNER
- SKI & TRAIL EASEMENT
- OPEN SPACE EASEMENT
- SHARED DRIVEWAY EASEMENT

DATE: 10/6/2025
PLOT DATE:
SCALE: 1"=150'
SHEET: 3 OF 16
PROJECT NUMBER: 09636005

Kimley»Horn
111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 215-3119

DESIGNED: BS
DRAWN: JRF
CHECKED: SRV
RECORDED # 170721
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: WPR
DATE: 1-5-2024 TIME: 1:22 pm BOOK: 428 PAGE: 1101
FEE: \$ 874.00
MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,

SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

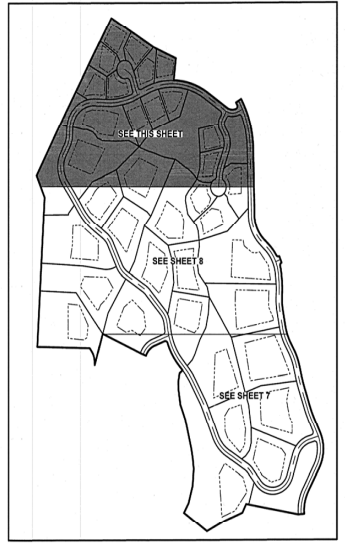
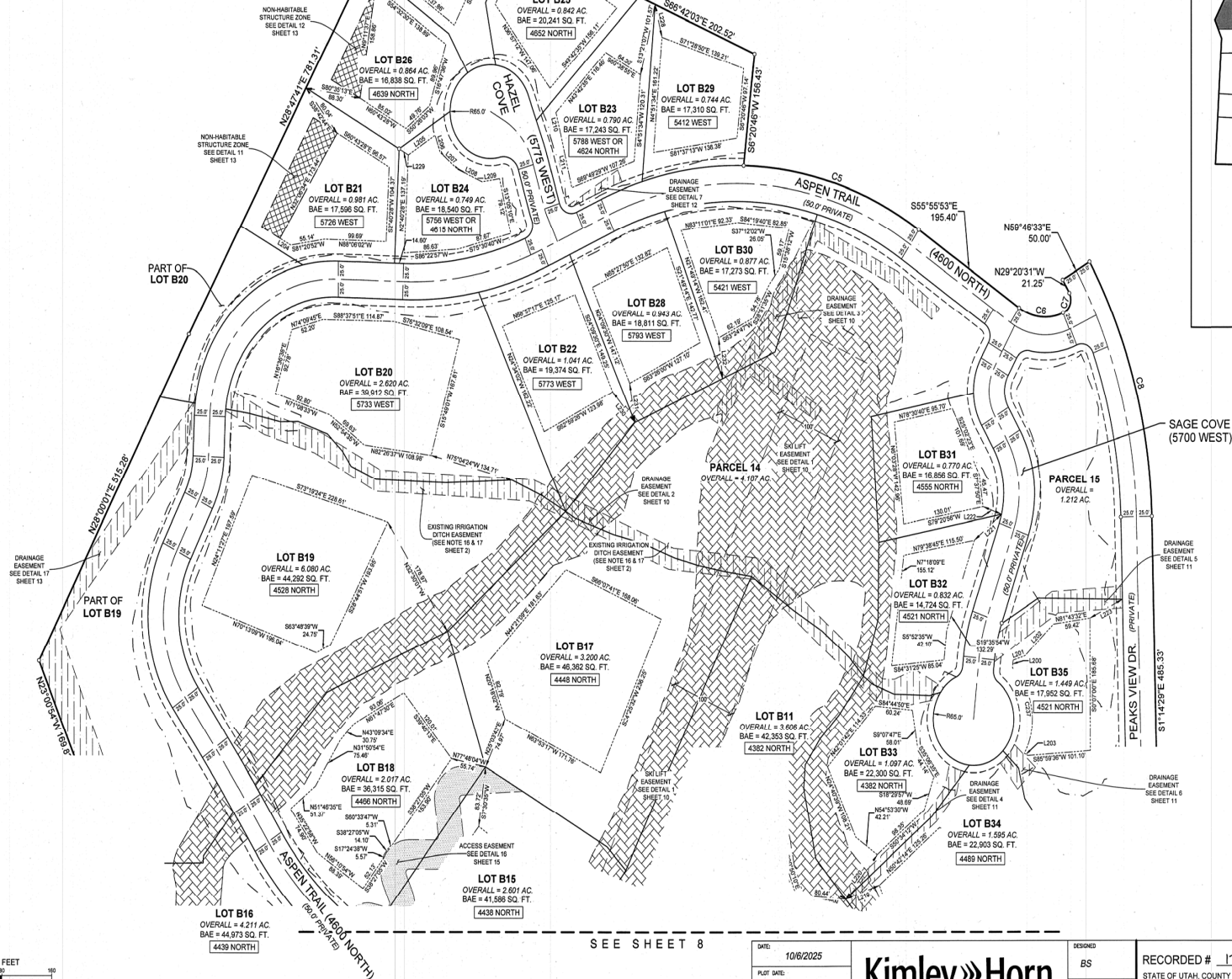
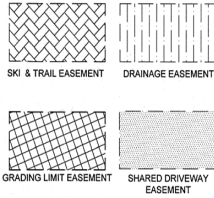
CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	172.81	475.00	20°49'19"	N20°42'03"W
C2	32.12	20.00	92°40'49"	N85°18'41"W
C3	104.29	125.00	47°47'10"	S44°46'11"W
C4	67.03	115.00	33°23'47"	N17°45'31"W
C5	300.14	525.00	32°49'23"	S72°18'34"E
C6	74.26	75.00	69°43'36"	S56°17'45"E
C7	33.44	20.00	95°47'36"	N19°25'24"E
C8	374.32	740.00	28°58'38"	S19°43'56"E
C9	196.39	250.00	49°00'03"	S23°44'30"E
C10	90.04	325.00	19°52'29"	S38°18'15"E
C11	28.80	20.00	82°30'19"	S71°31'17"E
C12	28.80	20.00	82°30'19"	S28°52'44"E
C13	56.97	325.00	10°02'38"	S10°21'28"E
C14	64.09	525.00	6°59'26"	S1°50'27"E
C15	89.11	425.00	12°00'50"	S4°21'09"E
C16	124.58	375.00	19°02'03"	S19°52'35"E
C17	116.29	425.00	15°40'18"	S21°33'27"E
C18	86.73	575.00	5°05'47"	S18°16'12"E
C19	67.21	575.00	6°42'05"	S22°10'06"E
C20	260.04	275.00	54°10'42"	S1°34'11"W
C21	162.49	275.00	33°51'20"	S11°43'52"W
C22	177.27	300.00	33°51'20"	N11°43'52"E
C23	101.28	400.00	54°10'42"	N1°34'11"E
C24	110.73	260.00	40°41'37"	N10°29'03"W
C25	104.70	600.00	6°42'05"	N22°10'06"W
C26	88.99	100.00	5°05'47"	N18°16'12"W
C27	109.41	400.00	19°40'18"	N21°33'27"W
C28	116.29	400.00	19°02'03"	N19°52'35"W
C29	86.73	400.00	12°00'50"	N17°16'12"W
C30	67.21	500.00	6°59'26"	N16°02'06"W
C31	214.18	500.00	40°42'22"	N29°47'21"W
C32	91.83	300.00	17°52'18"	N10°40'11"W
C33	123.36	300.00	23°02'26"	N4°33'29"W
C34	113.99	275.00	49°00'03"	N23°44'30"W
C35	90.04	275.00	19°52'29"	N38°18'15"W
C36	28.80	20.00	82°30'19"	N71°31'17"E
C37	28.80	20.00	82°30'19"	N28°52'44"E
C38	56.97	325.00	10°02'38"	N10°21'28"E
C39	64.09	525.00	6°59'26"	N1°50'27"E
C40	89.11	425.00	12°00'50"	N4°21'09"E
C41	124.58	375.00	19°02'03"	N19°52'35"E
C42	116.29	425.00	15°40'18"	N21°33'27"E
C43	86.73	575.00	5°05'47"	N18°16'12"E
C44	67.21	575.00	6°42'05"	N22°10'06"E
C45	260.04	275.00	54°10'42"	N1°34'11"E
C46	162.49	275.00	33°51'20"	N11°43'52"E
C47	177.27	300.00	33°51'20"	N11°43'52"E
C48	101.28	400.00	54°10'42"	N1°34'11"E
C49	110.73	260.00	40°41'37"	N10°29'03"W
C50	104.70	600.00	6°42'05"	N22°10'06"W
C51	88.99	100.00	5°05'47"	N18°16'12"W
C52	109.41	400.00	19°40'18"	N21°33'27"W
C53	116.29	400.00	19°02'03"	N19°52'35"W
C54	86.73	400.00	12°00'50"	N17°16'12"W
C55	67.21	500.00	6°59'26"	N16°02'06"W
C56	214.18	500.00	40°42'22"	N29°47'21"W
C57	91.83	300.00	17°52'18"	N10°40'11"W
C58	123.36	300.00	23°02'26"	N4°33'29"W
C59	113.99	275.00	49°00'03"	N23°44'30"W
C60	90.04	275.00	19°52'29"	N38°18'15"W
C61	28.80	20.00	82°30'19"	N71°31'17"E
C62	28.80	20.00	82°30'19"	N28°52'44"E
C63	56.97	325.00	10°02'38"	N10°21'28"E
C64	64.09	525.00	6°59'26"	N1°50'27"E
C65	89.11	425.00	12°00'50"	N4°21'09"E
C66	124.58	375.00	19°02'03"	N19°52'35"E
C67	116.29	425.00	15°40'18"	N21°33'27"E
C68	86.73	575.00	5°05'47"	N18°16'12"E
C69	67.21	575.00	6°42'05"	N22°10'06"E
C70	260.04	275.00	54°10'42"	N1°34'11"E
C71	162.49	275.00	33°51'20"	N11°43'52"E
C72	177.27	300.00	33°51'20"	N11°43'52"E
C73	101.28	400.00	54°10'42"	N1°34'11"E
C74	110.73	260.00	40°41'37"	N10°29'03"W
C75	104.70	600.00	6°42'05"	N22°10'06"W
C76	88.99	100.00	5°05'47"	N18°16'12"W
C77	109.41	400.00	19°40'18"	N21°33'27"W
C78	116.29	400.00	19°02'03"	N19°52'35"W
C79	86.73	400.00	12°00'50"	N17°16'12"W
C80	67.21	500.00	6°59'26"	N16°02'06"W
C81	214.18	500.00	40°42'22"	N29°47'21"W
C82	91.83	300.00	17°52'18"	N10°40'11"W
C83	123.36	300.00	23°02'26"	N4°33'29"W
C84	113.99	275.00	49°00'03"	N23°44'30"W
C85	90.04	275.00	19°52'29"	N38°18'15"W
C86	28.80	20.00	82°30'19"	N71°31'17"E
C87	28.80	20.00	82°30'19"	N28°52'44"E
C88	56.97	325.00	10°02'38"	N10°21'28"E
C89	64.09	525.00	6°59'26"	N1°50'27"E
C90	89.11	425.00	12°00'50"	N4°21'09"E
C91	124.58	375.00	19°02'03"	N19°52'35"E
C92	116.29	425.00	15°40'18"	N21°33'27"E
C93	86.73	575.00	5°05'47"	N18°16'12"E
C94	67.21	575.00	6°42'05"	N22°10'06"E
C95	260.04	275.00	54°10'42"	N1°34'11"E
C96	162.49	275.00	33°51'20"	N11°43'52"E
C97	177.27	300.00	33°51'20"	N11°43'52"E
C98	101.28	400.00	54°10'42"	N1°34'11"E
C99	110.73	260.00	40°41'37"	N10°29'03"W
C100	104.70	600.00	6°42'05"	N22°10'06"W
C101	88.99	100.00	5°05'47"	N18°16'12"W
C102	109.41	400.00	19°40'18"	N21°33'27"W
C103	116.29	400.00	19°02'03"	N19°52'35"W
C104	86.73	400.00	12°00'50"	N17°16'12"W
C105	67.21	500.00	6°59'26"	N16°02'06"W
C106	214.18	500.00	40°42'22"	N29°47'21"W
C107	91.83	300.00	17°52'18"	N10°40'11"W
C108	123.36	300.00	23°02'26"	N4°33'29"W
C109	113.99	275.00	49°00'03"	N23°44'30"W
C110	90.04	275.00	19°52'29"	N38°18'15"W
C111	28.80	20.00	82°30'19"	N71°31'17"E
C112	28.80	20.00	82°30'19"	N28°52'44"E
C113	56.97	325.00	10°02'38"	N10°21'28"E
C114	64.09	525.00	6°59'26"	N1°50'27"E
C115	89.11	425.00	12°00'50"	N4°21'09"E
C116	124.58	375.00	19°02'03"	N19°52'35"E
C117	116.29	425.00	15°40'18"	N21°33'27"E
C118	86.73	575.00	5°05'47"	N18°16'12"E
C119	67.21	575.00	6°42'05"	N22°10'06"E
C120	260.04	275.00	54°10'42"	N1°34'11"E
C121	162.49	275.00	33°51'20"	N11°43'52"E
C122	177.27	300.00	33°51'20"	N11°43'52"E
C123	101.28	400.00	54°10'42"	N1°34'11"E
C124	110.73	260.00	40°41'37"	N10°29'03"W
C125	104.70	600.00	6°42'05"	N22°10'06"W
C126	88.99	100.00	5°05'47"	N18°16'12"W
C127	109.41	400.00	19°40'18"	N21°33'27"W
C128	116.29	400.00	19°02'03"	N19°52'35"W
C129	86.73	400.00	12°00'50"	N17°16'12"W
C130	67.21	500.00	6°59'26"	N16°02'06"W
C131	214.18	500.00	40°42'22"	N29°47'21"W
C132	91.83	300.00	17°52'18"	N10°40'11"W
C133	123.36	300.00	23°02'26"	N4°33'29"W
C134	113.99	275.00	49°00'03"	N23°44'30"W
C135	90.04	275.00	19°52'29"	N38°18'15"W
C136	28.80	20.00	82°30'19"	N71°31'17"E
C137	28.80	20.00	82°30'19"	N28°52'44"E
C138	56.97	325.00	10°02'38"	N10°21'28"E
C139	64.09	525.00	6°59'26"	N1°50'27"E
C140	89.11	425.00	12°00'50"	N4°21'09"E
C141	124.58	375.00	19°02'03"	N19°52'35"E
C142	116.29	425.00	15°40'18"	N21°33'27"E
C143	86.73	575.00	5°05'47"	N18°16'12"E
C144	67.21	575.00	6°42'05"	N22°10'06"E
C145	260.04	275.00	54°10'42"	N1°34'11"E
C146	162.49	275.00	33°51'20"	N11°43'52"E
C147	177.27	300.00	33°51'20"	N11°43'52"E
C148	101.28	400.00	54°10'42"	N1°34'11"E
C149	110.73	260.00	40°41'37"	N10°29'03"W
C150	104.70	600.00	6°42'05"	N22°10'06"W
C151	88.99	100.00	5°05'47"	N18°16'12"W
C152	109.41	400.00	19°40'18"	N21°33'27"W
C153	116.29	400.00	19°02'03"	N19°52'35"W
C154	86.73	400.00	12°00'50"	N17°16'12"W
C155	67.21	500.00	6°59'26"	N16°02'06"W
C156	214.18	500.00	40°42'22"	N29°47'21"W
C157	91.83	300.00	17°52'18"	N10°40'11"W
C158	123.36	300.00	23°02'26"	N4°33'29"W
C159	113.99	275.00	49°00'03"	N23°44'30"W
C160	90.04	275.00	19°52'29"	N38°18'15"W
C161	28.80	20.00	82°30'19"	N71°31'17"E
C162	28.80	20.00	82°30'19"	N28°52'44"E
C163	56.97	325.00	10°02'38"	N10°21'28"E
C164	64.09	525.00	6°59'26"	N1°50'27"E
C165	89.11	425.00	12°00'50"	N4°21'09"E
C166	124.58	375.00	19°02'03"	N19°52'35"E
C167	116.29	425.00	15°40'18"	N21°33'27"E
C168	86.73	575.00	5°05'47"	N18°16'12"E
C169	67.21	575.00	6°42'05"	N22°10'06"E
C170	260.04	275.00	54°10'42"	N1°34'11"E
C171	162.49	275.00	33°51'20"	N11°43'52"E
C172	177.27	300.00	33°51'20"	N11°43'52"E
C173	101.28	400.00	54°10'42"	N1°34'11"E
C174	110.73	260.00	40°41'37"	N10°29'03"W
C175	104.70	600.00	6°42'05"	N22°10'06"W
C176	88.99	100.00	5°05'47"	N18°16'12"W
C177	109.41	400.00	19°40'18"	N21°33'27"W
C178	116.29	400.00	19°02'03"	N19°52'35"W
C179	86.73	400.00	12°00'50"	N17°16'12"W
C180	67.21	500.00	6°59'26"	N16°02'06"W
C181	214.18	500.00	40°42'22"	N29°47'21"W
C182	91.83	300.00	17°52'18"	N10°40'11"W
C183	123.36	300.00	23°02'26"	N4°33'29"W
C184	113.99	275.00	49°00'03"	N23°44'30"W
C185	90.04	275.00	19°52'29"	N38°18'15"W
C186	28.80	20.00	82°30'19"	N71°31'17"E
C187	28.80	20.00	82°30'19"	N28°52'44"E
C188	56.97	325.00	10°02'38"	N10°21'28"E
C189	64.09	525.00	6°59'26"	N1°50'27"E
C190	89.11	425.00	12°00'50"	N4°21'09"E
C191	124.58	375.00	19°02'03"	N19°52'35"E
C192	116.29	425.00	15°40'18"	N21°33'27"E
C193	86.73	575.00	5°05'47"	N18°16'12"E
C194	67.21	575.00	6°42'05"	N22°10'06"E
C195	260.04	275.00	54°10'42"	N1°34'11"E
C196	162.49	275.00	33°51'20"	N11°43'52"E
C197	177.27	300.00	33°51'20"	N11°43'52"E
C198	101.28	400.00	54°10'42"	N1°34'11"E
C199	110.73	260.00	40°41'37"	N10°29'03"W
C200	104.70	600.00	6°42'05"	N22°10'06"W

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

LEGEND

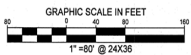
BOUNDARY LINE
ADJOINER LINE
BUILDING ACTIVITY ENVELOPE ("BAE")
LOT LINE
CENTERLINE OF ROAD
ROAD ROW
UTILITY EASEMENT
CUTFILL SLOPE EASEMENT
BAE TIE LINE
BOUNDARY CORNER



STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

NOTE
SEE SHEETS 4 & 6 FOR LOT INFORMATION

PARCEL NOTES:
PARCEL 14 IS "CLUB RECREATION AREA"
PARCEL 15 IS "HOKA COMMON AREA"



SEE SHEET 8

DATE: 10/8/2025

PLOT DATE:

SCALE:

1"=60'

SHEET
9 OF 16

PROJECT NUMBER
09636005

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 510-3110

DESIGNED
BS
DRAWN
JRF
CHECKED
SRV

RECORDED # 170721

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

WPR

DATE: 1-5-2026 TIME: 1:22 pm BOOK: 428 PAGE: 1107

\$ 874.00

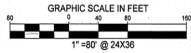
FEE

MORGAN COUNTY RECORDER

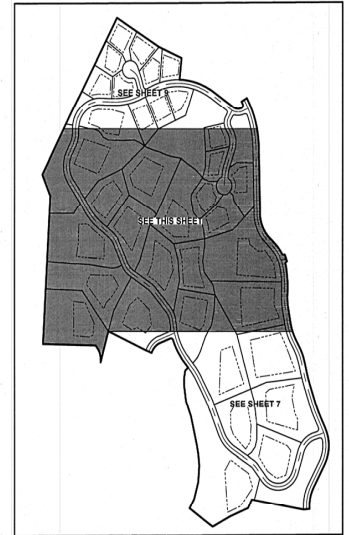
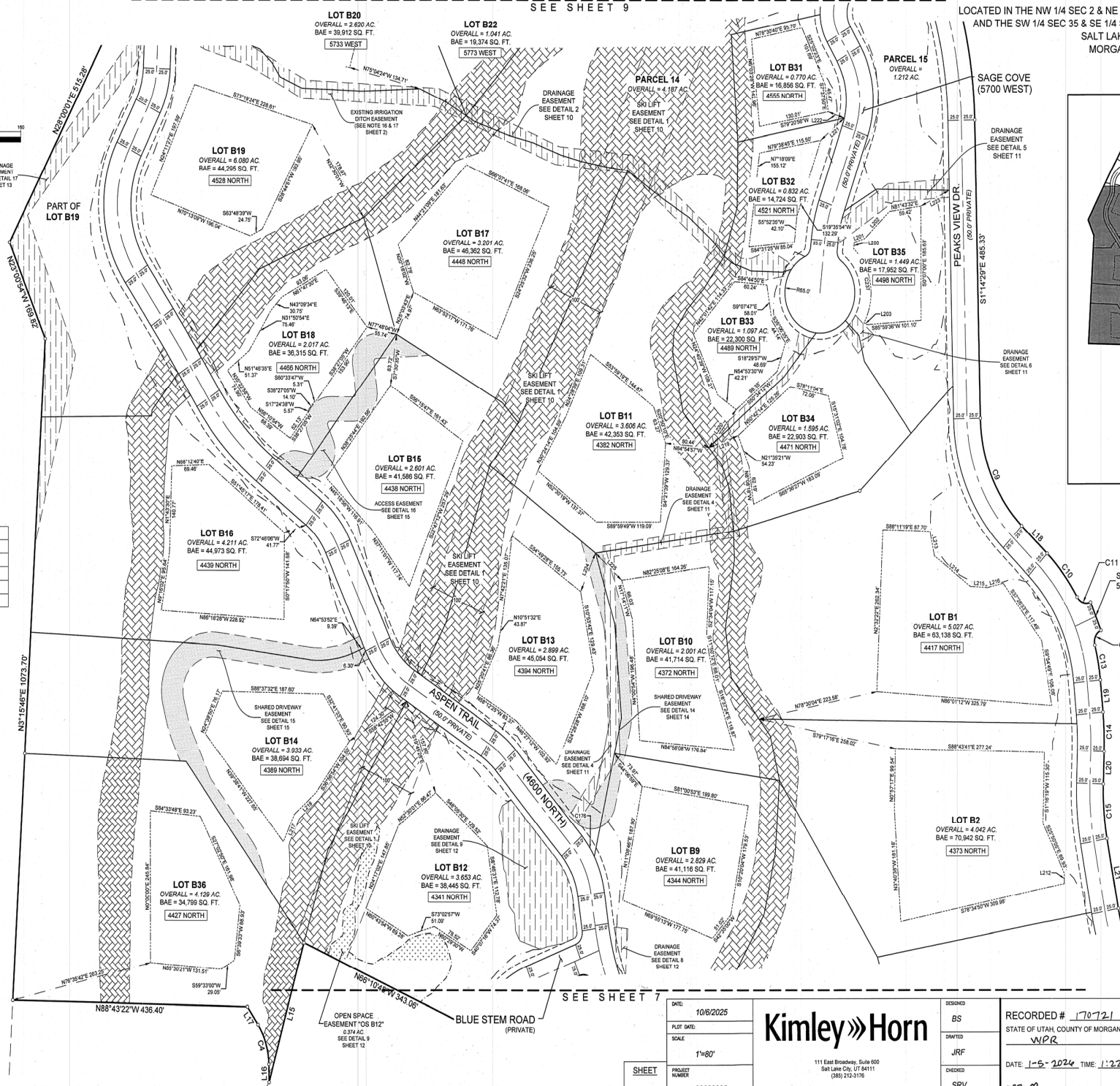
WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

SEE SHEET 9



STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST



PARCEL NOTES:
PARCEL 14 IS "CLUB RECREATION AREA"
PARCEL 15 IS "HOA COMMON AREA"

LEGEND

- BOUNDARY LINE
- ADJONER LINE
- BUILDING ACTIVITY ENVELOPE (BAE)
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUTFILL SLOPE EASEMENT
- BAE TIE LINE
- BOUNDARY CORNER
- SKI & TRAIL EASEMENT
- GRADING LIMIT EASEMENT
- DRAINAGE EASEMENT
- SHARED DRIVEWAY EASEMENT
- OPEN SPACE EASEMENT

NOTE
SEE SHEETS 4-6 FOR LOT
INFORMATION

DATE: 10/6/2025
PLOT DATE:
SCALE: 1"=80'
SHEET: 8 OF 16
PROJECT NUMBER: 09636005

Kimley»Horn

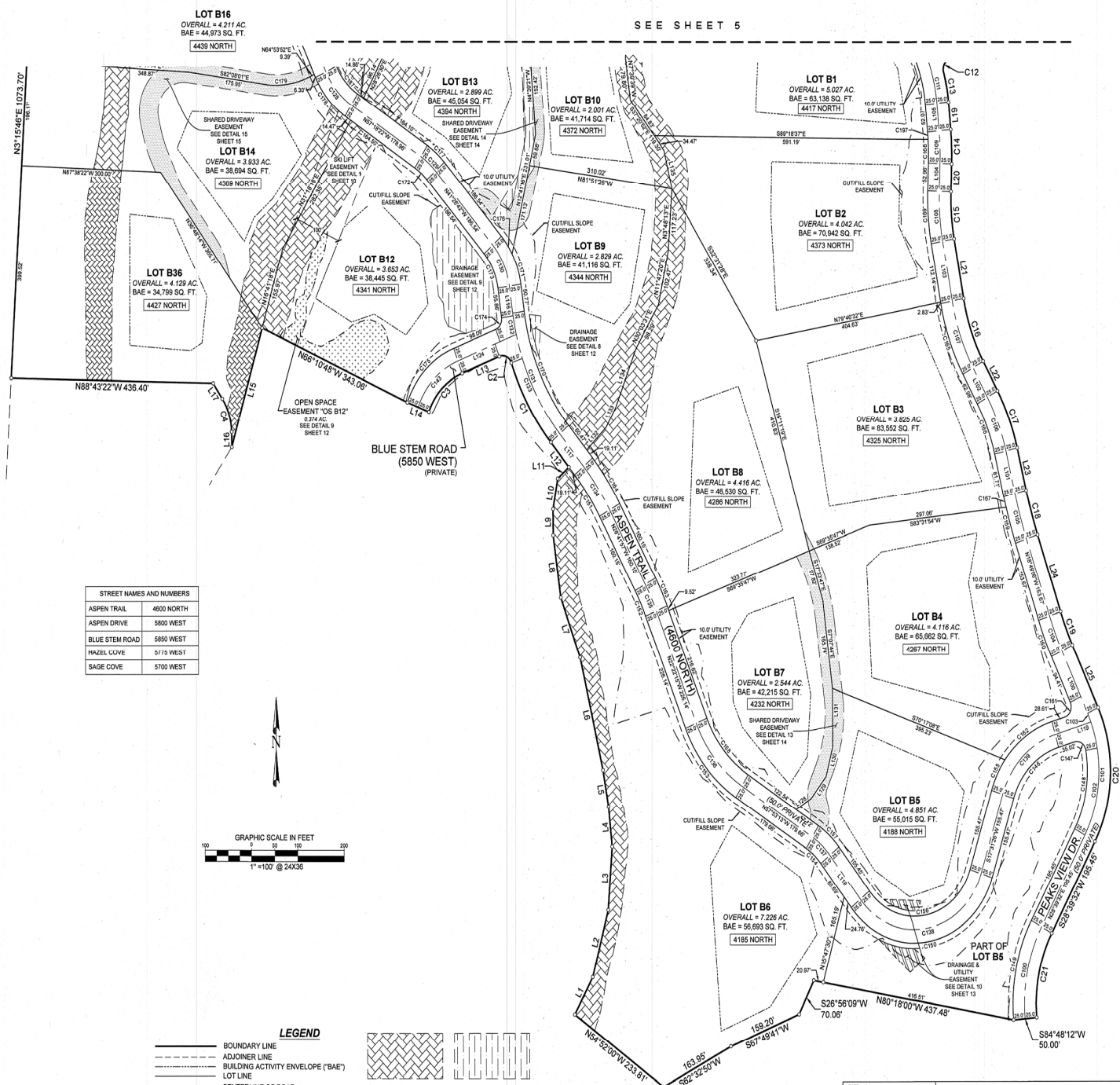
111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 270-3170

DESIGNED: BS
DRAWN: JRF
CHECKED: SRV

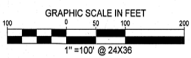
RECORDED # 170721
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: WPR
DATE: 1-5-2024 TIME: 1:22pm BOOK: 472 PAGE: 1104
FEE: \$872.00
MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 6A
LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

SEE SHEET 5

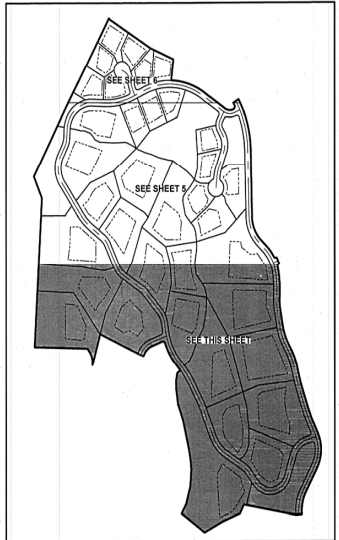


STREET NAMES AND NUMBERS	
ASPEN TRAIL	4000 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST



LEGEND

BOUNDARY LINE	SKI & TRAIL EASEMENT	GRADING LIMIT EASEMENT
ADJOINER LINE	DRAINAGE EASEMENT	SHARED DRIVEWAY EASEMENT
BUILDING ACTIVITY ENVELOPE ("BAE")		OPEN SPACE EASEMENT
LOT LINE		
CENTERLINE OF ROAD		
ROAD ROW		
UTILITY EASEMENT		
CUT/FILL SLOPE EASEMENT		
BAE TIE LINE		
BOUNDARY CORNER		



NOTE
SEE SHEETS 7-9 FOR LOT BAE
INFORMATION AND LOCATIONS

DATE: 10/6/2025	Kimley»Horn 111 East Broadway, Suite 800 Salt Lake City, UT 84111 (800) 212-3176	DESIGNED: BS	RECORDED # 170721
PLAT DATE:		DRAWN: WPR	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=100'		CHKD: JRF	DATE: 1-5-2024 TIME: 1:22 pm BOOK: 428 PAGE: 1102
SHEET: 4 OF 16		SRV	FEE: \$ 874.00
PROJECT NUMBER: 09636005			MORGAN COUNTY RECORDER

RECORDED # 170721

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
WPR

DATE: 1-5-2024 TIME: 1:22pm BOOK: 428 PAGE: ~~1004~~ 1109

\$ 874.00

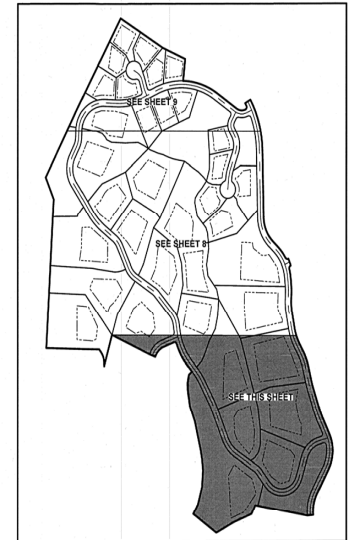
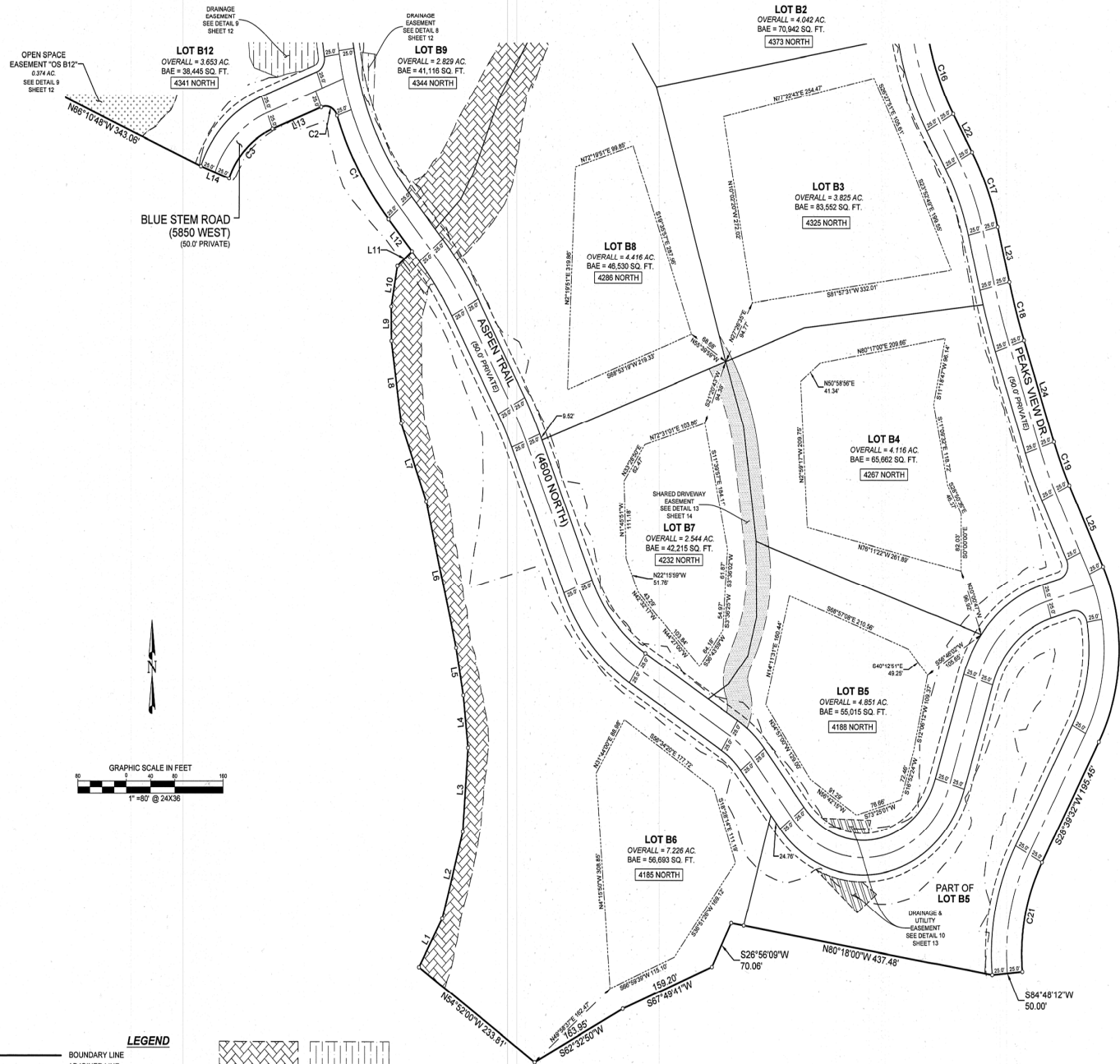
FEE

Shush

MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH



KEY MAP - NOT TO SCALE

STREET NAMES AND NUMBERS

ASPEN TRAIL	4500 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

NOTE

SEE SHEETS 4 & 6 FOR LOT INFORMATION

DATE: 10/6/2025

PLOT DATE:

SCALE:

1"=80'

SHEET

7 OF 16

09636005

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 212-3176

DESIGNED

BS

DRAWN

JRF

CHECKED

SRV

RECORDED # 170721

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

WPR

DATE: 1-5-2026 TIME: 1:22pm BOOK: 428 PAGE: 1106

\$ 976.00

FEE

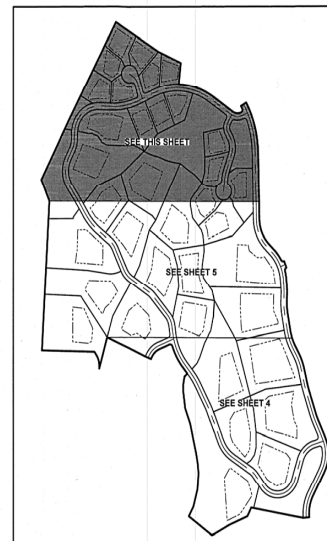
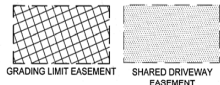
MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 6A

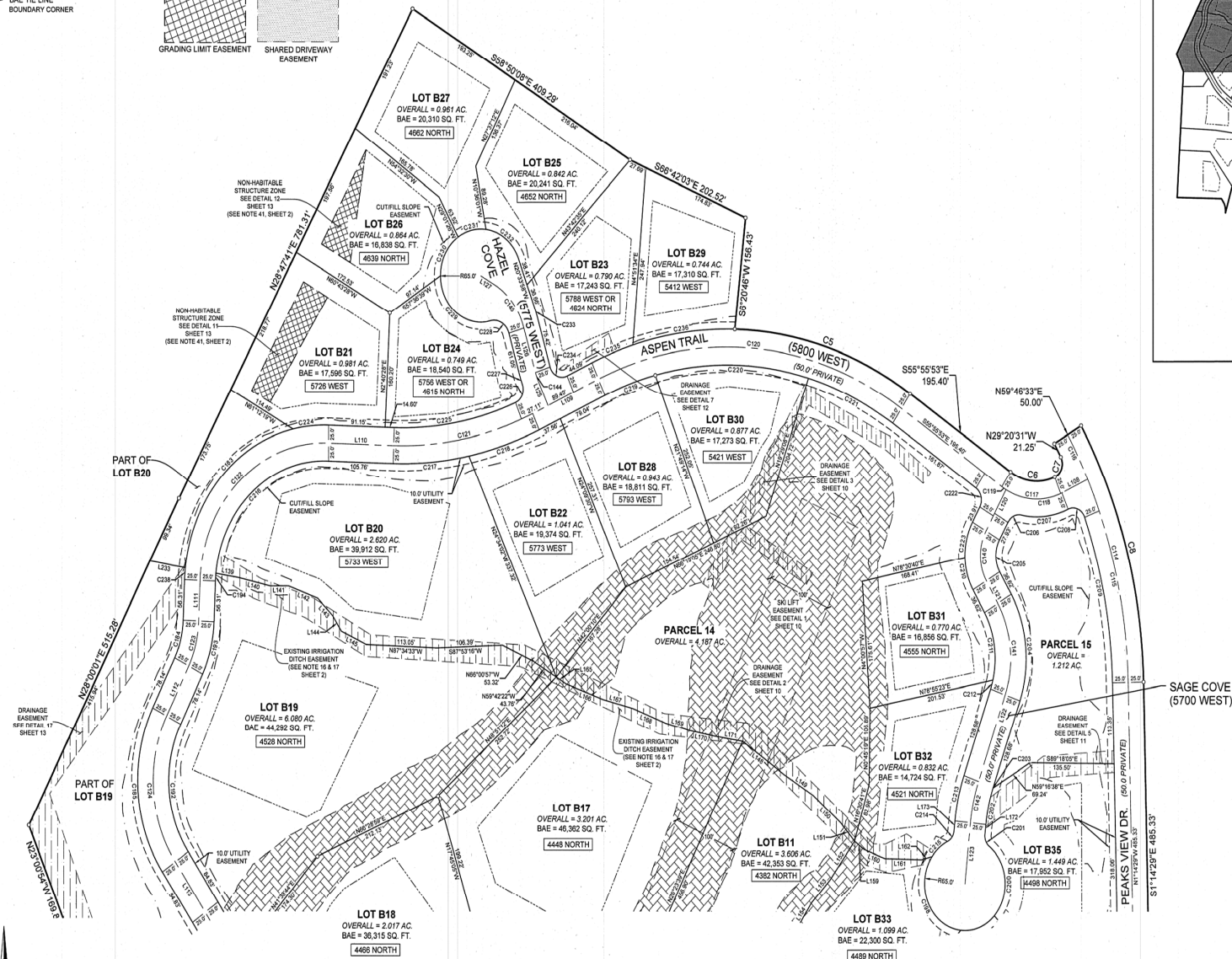
LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUTFILL SLOPE EASEMENT
- BAE TIE LINE
- BOUNDARY CORNER



KEY MAP - NOT TO SCALE

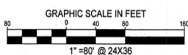


STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

NOTE
SEE SHEETS 7 & 8 FOR LOT BAE INFORMATION AND LOCATIONS

PARCEL NOTES:
PARCEL 14 IS "CLUB RECREATION AREA"
PARCEL 15 IS "HOA COMMON AREA"

SEE SHEET 5



DATE: 10/6/2025
PLOT DATE:
SCALE: 1"=80'
SHEET: 6 OF 16
PROJECT NUMBER: 09636005

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 313-3176

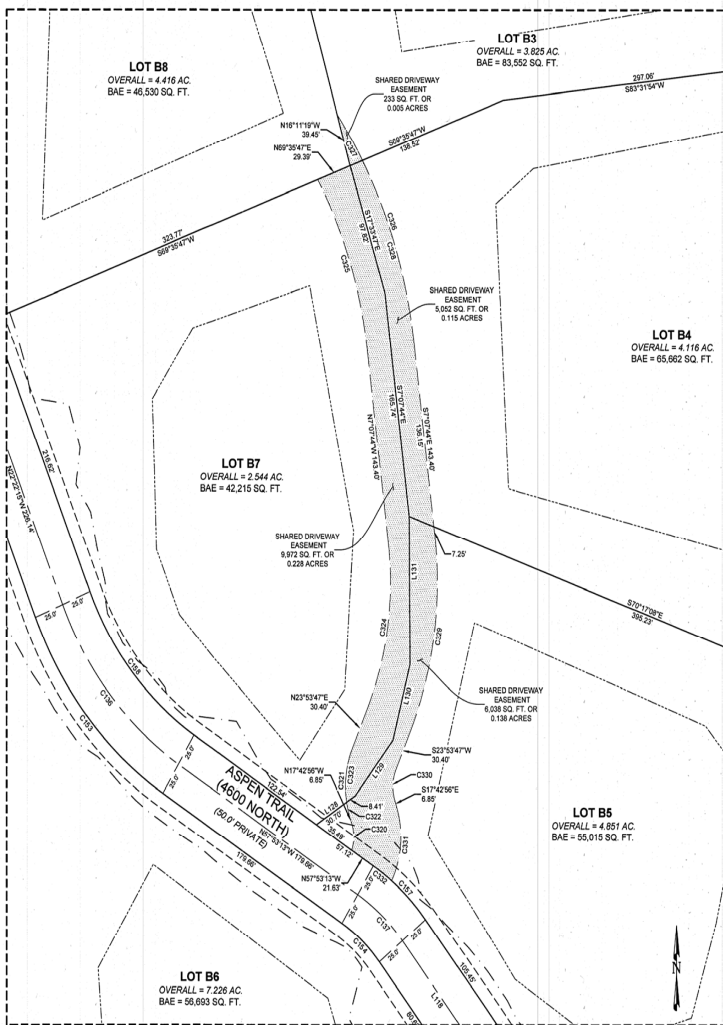
DESIGNED: BS
DRAWN: JRF
CHECKED: SRV

RECORDED # 170721
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: WPR

DATE: 1-5-2024 TIME: 1:22 pm BOOK: 428 PAGE: 1105
FEE: \$374.00
MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 6A

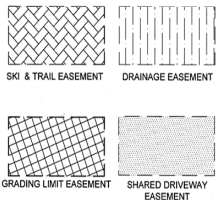
LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH



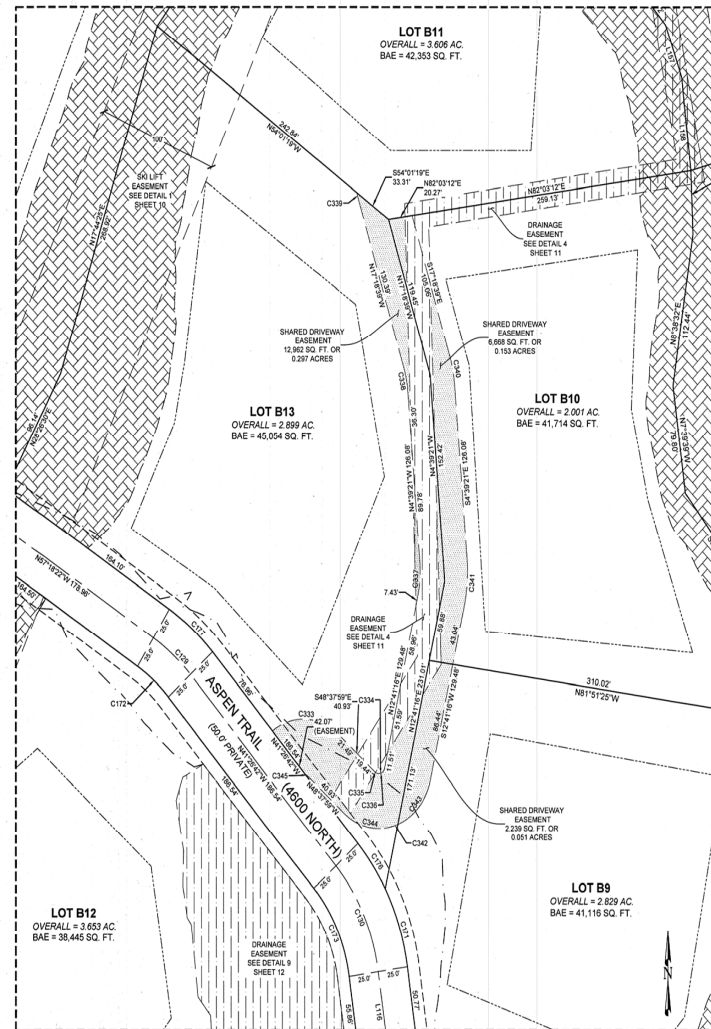
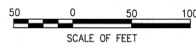
DETAIL 13
SHARED DRIVEWAY EASEMENT
BENEFITING LOTS B7 AND B8
1" = 50'
21,296 SQ. FT.
0.488 AC

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUT/FILL SLOPE EASEMENT
- BAE TIE LINE
- BOUNDARY CORNER



STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST



DETAIL 14
SHARED DRIVEWAY EASEMENT
BENEFITING LOTS B10 AND B11
1" = 50'
21,870 SQ. FT.
0.502 AC

DATE:	10/6/2025
PLOT DATE:	
SCALE:	1"=50'
SHEET:	14 OF 16
PROJECT NUMBER:	09636005

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(360) 210-3176

DESIGNED:	BS
DRAWN:	JRF
CHECKED:	SRV

RECORDED #	170721
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	W.P.R.
DATE:	1-5-2026 TIME: 1:22 pm
BOOK:	428
PAGE:	1112
FEE:	\$ 874.00
MORGAN COUNTY RECORDER:	<i>Shirley</i>

6/17/2021 9:42:09 PM

NOTES:

- 1 DEFINED TERMS. TERMS DEFINED IN THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD CARRY THE SAME MEANING WHEN USED IN THESE PLANS. UNDEFINED TERMS USED HEREIN THAT ARE DEFINED IN THE DECLARATION CARRY THE MEANING GIVEN IN THE DECLARATION.
- 2 DEVELOPMENT AGREEMENT. THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT.
- 3 ZONING. THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.
- 4 CONCEPTUAL PLAN. THE PROJECT MUST COMPLY WITH THE WASATCH PEAKS RANCH CONCEPT PLAN NO. 3 FOR WASATCH PEAKS RANCH DATED AND RECORDED CONCURRENTLY HEREWITH OR IMMEDIATELY HEREAFTER, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- 5 GOVERNING DOCUMENTS. THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING DOCUMENTS WHICH INCLUDE THIS PLAT, THE DECLARATION, BYLAWS FOR THE ASSOCIATION ("BYLAWS"), ARTICLES OF INCORPORATION FOR THE ASSOCIATION ("ARTICLES"), RULES AND REGULATIONS OF THE ASSOCIATION, INCLUDING WITHOUT LIMITATION THE DESIGN GUIDELINES, AS THE SAME MAY BE APPROVED AND AMENDED BY THE ASSOCIATION BODY FROM TIME TO TIME, AND COLLECTIVELY WITH THIS PLAT, DECLARATION, BYLAWS, AND ARTICLES, "GOVERNING DOCUMENTS").
- 6 ASSOCIATION. ALL LOT OWNERS SHALL BE MEMBERS OF THE ASSOCIATION AND SHALL BE REQUIRED TO PAY ASSESSMENTS AS DETAINED IN THE DECLARATION, OR RISK PENALTIES AND FORECLOSURE.
- 7 CLUB. ALL LOT OWNERS SHALL BE MEMBERS OF THE CLUB AND SHALL BE REQUIRED TO PAY DUES, FEES, AND FINES AS DETAINED IN THE CLUBS MEMBERSHIP DOCUMENTS.
- 8 IMPROVEMENTS. NO LOT OWNER MAY CONSTRUCT A RESIDENCE, INSTALL IMPROVEMENTS, INSTALL LANDSCAPING, OR PERFORM WORK THAT IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR STRUCTURE WITHIN THE PROPERTY THAT DOES NOT COMPLY WITH ALL STATE AND COUNTY REQUIREMENTS AS WELL AS ALL REQUIREMENTS IN THE GOVERNING DOCUMENTS. THE GOVERNING DOCUMENTS REQUIRE THE CREATION OF A DESIGN REVIEW BOARD AND DETAIL A PROCESS BY WHICH LOT OWNERS MUST SUBMIT PLANS FOR ANY AND ALL LOT IMPROVEMENTS FOR APPROVAL PRIOR TO INITIATING ANY WORK ON SUCH IMPROVEMENTS. LOT OWNERS WHO FAIL TO OBTAIN SUCH APPROVAL ARE SUBJECT TO FINES AND REMOVAL OF UNAPPROVED IMPROVEMENTS.
- 9 SINGLE-FAMILY DWELLINGS. EACH LOT MAY CONTAIN UP TO ONE (1) SINGLE-FAMILY DWELLING AS WELL AS APPURTENANT ACCESSORY BUILDINGS APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW UNLESS WPR SPECIFICALLY AUTHORIZES MORE THAN ONE (1) DWELLING ON CERTAIN LOTS (EACH AN "ADDITIONAL DWELLING"), AND SUCH ADDITIONAL DWELLING, IF SO AUTHORIZED, IS IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAWS.
- 10 SQUARE FOOTAGE. PURSUANT TO THE DEVELOPMENT AGREEMENT, THERE IS NO LIMITATION ON THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF A SINGLE-FAMILY DWELLING CONSTRUCTED ON A LOT. WPR MAY, IN ITS SOLE AND UNLIMITED DISCRETION, LIMIT THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF ANY OR ALL ADDITIONAL DWELLINGS.
- 11 ACCESSORY BUILDINGS. PURSUANT TO THE DEVELOPMENT AGREEMENT, DETACHED GARAGES, SHEDS, BARN, AND OTHER STRUCTURES ("ACCESSORY BUILDINGS") ARE PERMITTED WITHIN THE BAE OF A RESIDENTIAL LOT AND MUST BE SITUATED ON THE SAME LOT AS THE MAIN RESIDENCE OR SINGLE-FAMILY DWELLING TO WHICH THE ACCESSORY BUILDING IS APPURTENANT.
- 12 ACCESSORY RESIDENCES. ACCESSORY BUILDINGS INCLUDING LIVING SPACE AND A KITCHEN ("ACCESSORY RESIDENCES") ARE PERMITTED WITHIN LOTS SO LONG AS THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF SUCH ACCESSORY RESIDENCES ON A LOT DOES NOT EXCEED 20% OF THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF THE SINGLE-FAMILY DWELLING ON THE RESPECTIVE LOT. SUCH ACCESSORY RESIDENCES MAY NOT BE USED AS A FULL-TIME PRIMARY RESIDENCE BY A LOT OWNER, OR BY A FAMILY MEMBER, GUEST, LICENSED PERMITTEE, INDEPENDENT CONTRACTOR, OR EMPLOYEE OF THE LOT OWNER, AND MAY NOT BE CLAIMED AS A SEPARATE PRIMARY RESIDENCE FOR COUNTY TAXATION PURPOSES. ACCESSORY RESIDENCES MAY NOT BE (A) SOLE SEPARATELY FROM THE SINGLE-FAMILY DWELLING TO WHICH THEY ARE APPURTENANT, (B) OWNED BY AN INDIVIDUAL OR ENTITY THAT IS NOT THE LOT OWNER, OR (C) LEASED AS A PRIMARY RESIDENCE SEPARATE FROM THE SINGLE-FAMILY DWELLING.
- 13 BUILDING ACTIVITY ENVELOPES ("BAES"). IMPROVEMENTS AND DISTURBANCES ON EACH LOT MUST REMAIN INSIDE THE LOTS RESPECTIVE BAE. EXCEPT FOR (A) DRIVEWAYS AND ASSOCIATED GRADING AND DRIVEWAY RELATED IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS, (B) GRADING PERFORMED BY WPR, THE ASSOCIATION, THE DISTRICTS, OR THE COUNTY AND (C) PRIVATE ABOVE-GRADE IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND INSTALLED BY INDIVIDUAL LOT OWNERS TO PROVIDE ACCESS TO SUCH OWNERS RESPECTIVE RESIDENCE AND ADJOINING SKI AND TRAIL EASEMENTS.
- 14 MODIFICATION OF ESTABLISHED BAES. BAES SHALL NOT BE MODIFIED IN ANY WAY UNLESS EXPRESSLY AUTHORIZED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW. ANY PARTY REQUESTING SUCH MODIFICATION SHALL BEAR THE FULL COST OF APPLICATION FOR AND PROCESS TO OBTAIN REQUIRED APPROVALS, AS WELL AS ALL COSTS RELATED TO THE PLAT AMENDMENT OR PARTIAL VACATION AND REPLAT REQUIRED FOR SUCH MODIFICATION. SUCH COSTS INCLUDE, WITHOUT LIMITATION, APPLICATION FEES, PROFESSIONAL ENGINEERING AND SURVEYING FEES, FEES RELATED TO THE REVIEW OF PROPOSED MODIFICATION, LEGAL FEES, AND RECOGNATION FEES.
- 15 STREAM CORRIDORS. CERTAIN LOTS MAY REQUIRE ONE OR MORE BRIDGES, OR OTHER CROSSINGS OVER CULVERTS, STREAMS, IRRIGATION DITCHES, OR ANY COMBINATION OF THE SAME ("STREAM CORRIDORS") AFFECTING THE RESPECTIVE LOTS DRIVEWAY ACCESS. NO ALTERATION OF ANY EXISTING STREAM CORRIDORS, WHETHER SHOWN HEREIN OR NOT, MAY OCCUR WITHOUT EXPRESS AUTHORIZATION AS REQUIRED PURSUANT TO FEDERAL, STATE AND LOCAL LAW. THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS, LOT OWNERS HAVE THE FULL AND SOLE RESPONSIBILITY TO IMPLEMENT CONTROLS DURING CONSTRUCTION, REMODELING, LANDSCAPING AND OTHERWISE TO PREVENT DISCHARGE OF ANY POLLUTANTS INTO ANY AND ALL STREAM CORRIDORS.
- 16 WATER AND DRAINAGE. NATURAL STREAMS, DRAINAGE COURSES, IRRIGATION DITCHES, SWALES, SLEEPS, AND DISCHARGES ("DRAINAGE SYSTEMS") EXIST WITHIN THE PROPERTY. LOT OWNERS HAVE FULL RESPONSIBILITY FOR STORM WATER RUNOFF ARISING FROM OR RELATED TO SUCH DRAINAGE SYSTEMS. LOT OWNERS MAY NOT ALTER OR OTHERWISE DISRUPT OR DISRUPT SUCH DRAINAGE SYSTEMS UNLESS EXPRESSLY APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND FEDERAL, STATE AND LOCAL LAW. LOT OWNERS HAVE THE FULL AND SOLE RESPONSIBILITY TO IMPLEMENT CONTROLS DURING CONSTRUCTION, REMODELING, LANDSCAPING AND OTHERWISE TO PREVENT DISCHARGE OF ANY POLLUTANTS INTO ANY AND ALL DRAINAGE SYSTEMS.
- 17 EXISTING RIGHTS. AS DESIGNATED ON THIS PLAT, CERTAIN LOTS ARE ENCUMBERED WITH EXISTING DRAINAGE EASEMENTS, IRRIGATION DITCHES, OR BOTH AND RELATED DRAINAGE AND IRRIGATION IMPROVEMENTS. WATER FACILITIES OWNERS OF THESE EXISTING EASEMENTS HAVE THE RIGHT OF ENTRY TO CLEAN AND MAINTAIN THE WATER FACILITIES ("EXISTING RIGHTS"). LOT OWNERS MAY NOT ENCROACH ON SUCH EXISTING RIGHTS OR OTHERWISE IMPEDE ANY EXISTING OWNERS ABILITY TO ACCESS AND MAINTAIN THE WATER FACILITIES. LOT OWNERS MAY NOT TAKE ANY ACTION THAT INTERFERES WITH THE EXISTING OWNERS EXISTING RIGHTS OR WATER FACILITIES, OR ANY OTHER RIGHTS RELATED TO THE FOREGOING.
- 18 PRIVATE ROADS. ALL ROADS WITHIN THE PROPERTY ARE PRIVATE ROADS AND HAVE BEEN OR WILL BE CONSTRUCTED BY WPR. WPR PLANS TO CONVEY CERTAIN EASEMENTS AND RIGHTS-OF-WAY OVER THE PRIVATE ROADS TO THE R&F DISTRICT AND THE UNDERLYING FEE INTEREST IN THE PRIVATE ROADS TO THE ASSOCIATION. THE ASSOCIATION AND THE R&F DISTRICT SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE, REPAIR AND OPERATIONS OF PRIVATE ROADS AND CUTTILL. SLOPE EASEMENTS AS IDENTIFIED ON THIS PLAT. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES ASSOCIATED WITH PRIVATE ROAD CONNECTION, MAINTENANCE AND OPERATIONS, AS APPROVED AND ASSESSED BY THE ASSOCIATION FROM TIME TO TIME, AND AS MAY BE ASSESSED BY THE R&F DISTRICT DIRECTLY. LOT OWNERS MAY NOT ALTER, AFFECT PRIVATE ROADS OR CUTTILL SLOPE EASEMENTS IN ANY WAY UNLESS EXPRESSLY AUTHORIZED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. PRIVATE ROADS ARE PROVIDED FOR THE USE AND ENJOYMENT OF WPR, ASSOCIATION, LOT OWNERS, CLUB MEMBERS AND THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS TO THE GENERAL PUBLIC TO USE THE PROJECT'S PRIVATE ROADS OR TO CREATE ANY OBLIGATIONS ON THE PART OF MORGAN COUNTY TO MAINTAIN OR REPAIR THE PRIVATE ROADS WITHIN THE PROJECT.

NOTES:

- 19 SEWER AND WATER UTILITIES. ALL SEWER AND WATER UTILITY FACILITIES ("WET UTILITY FACILITIES") WITHIN THE PROPERTY HAVE BEEN OR WILL BE CONSTRUCTED BY WPR. THE CONSTRUCTION AND INSTALLATION OF SUCH WET UTILITY FACILITIES IS REQUIRED BY A CASH ESCROW OR LETTER OF CREDIT GUARANTEE AGREEMENT BETWEEN DEVELOPER AND THE COUNTY ("GUARANTEE AGREEMENT"). ONCE COMPLETED, WPR PLANS TO CONVEY THE UTILITY FACILITIES TO THE UTILITY DISTRICT, WHICH SHALL HAVE FULL RESPONSIBILITY FOR THE REPAIR, REPLACEMENT, REMOVAL, OPERATION, AND ONGOING MAINTENANCE OF THE WET UTILITY FACILITIES. WPR PLANS TO CONVEY CERTAIN EASEMENTS AND RIGHTS-OF-WAY OVER PORTIONS OF THE PROPERTY TO THE UTILITY DISTRICT FOR THE PURPOSES OF ACCESS TO AND MAINTENANCE OF THE WET UTILITY FACILITIES. AT NO TIME SHALL ANY PERMANENT STRUCTURES, HARSHCARE OR LANDSCAPE BE PLACED WITHIN THE PRIVATE ROADS OR UTILITY EASEMENTS WHICH INTERFERES WITH THE SEWER OR WATER UTILITIES USE OF THE UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY DISTRICT. LOT OWNERS MAY NOT INHIBIT ACCESS TO OR USE OF ANY WET UTILITY FACILITIES IN ANY WAY. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES ASSOCIATED WITH SUCH WET UTILITY FACILITIES, INCLUDING ALL HOOK-UP AND SERVICE FEES, AS APPROVED AND ASSESSED BY THE UTILITY DISTRICT, EXCEPT AS DETAILED IN THE GUARANTEE AGREEMENT. COUNTY HAS NO OBLIGATION TO CONSTRUCT, INSTALL, REPAIR, REPLACE, REMOVE, OPERATE OR MAINTAIN ANY WET UTILITY FACILITIES ON THE PROPERTY.
- 20 ROCKY MOUNTAIN POWER EASEMENT - NO ENCROACHMENT. THERE IS A GRANT OF EASEMENT FROM WPR TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, AN OREGON CORPORATION ("RMP") DATED APRIL 8, 2022 AND UNRECORDED IN THE OFFICIAL RECORDS ON MAY 3, 2023 AS ENTRY NO. 108657 IN BOOK 391 AT PAGE 596 ("RMP EASEMENT") GIVING R&P A BLANKET EASEMENT OVER, AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAES ("RMP EASEMENT AREA") FOR THE LIMITED PURPOSES OF CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, OR REMOVING ELECTRIC FACILITIES SERVING THE PROPERTY ("ELECTRIC FACILITIES"). THE RMP EASEMENT ALLOWS WPR TO REPLACE THE RMP EASEMENT AREA DESCRIBED THEREIN WITH UTILITY EASEMENTS AS DEPICTED AND DESCRIBED ON PLATS RECORDED IN THE OFFICIAL RECORDS. FURTHER, THE RMP EASEMENT PROVIDES THAT REGARDLESS OF THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT, THE RMP EASEMENT AREA SHALL BE CONSIDERED TO CONSIST OF THE ENTIRE PROPERTY IN WHICH AS-BUILT ELECTRIC FACILITIES ARE LOCATED, EVEN IF SUCH ELECTRIC FACILITIES RESIDE OUTSIDE THE BOUNDARIES OF THE DEPICTED UTILITY EASEMENTS, BECAUSE OF THE UNIQUE AND UNPREDICTABLE NATURE OF SUCH ELECTRIC FACILITIES. THE RMP EASEMENT ALSO PROVIDES THAT COMMON ELEMENTS, PRIVATE ROADS, SHARED DRIVEWAYS, PRIVATE LANES, AND OTHER EASEMENTS AS DEPICTED ON THIS PLAT, BEING ON ACTUAL NOTICE, NO LOT OWNER HAS STANDING TO CLAIM ENCROACHMENT BY SUCH ELECTRIC FACILITIES, REQUEST COMPENSATION FOR SUCH ENCROACHMENT, REQUEST THAT SUCH ELECTRIC FACILITIES BE RELOCATED, OR OTHERWISE INTERFERE WITH SUCH ELECTRIC FACILITIES.
- 21 ROCKY MOUNTAIN POWER EASEMENT - NOT A PUBLIC DEDICATION. REGARDLESS OF RMP'S STATUS AS A PUBLIC UTILITY PURSUANT TO UTAH LAW, NOTHING IN THIS PLAT OR IN THE RMP EASEMENT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA, PUBLIC ROAD, OR AS ANY DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS.
- 22 LOT-SPECIFIC UTILITY UTILITIES. THE FULL COST AND EXPENSE OF THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND ONGOING MAINTENANCE RELATED TO OR ARISING FROM UTILITY SERVICES INCLUDING SEWER, WATER, GAS, ELECTRIC, AND DATACOM (FROM THE LATERAL CONNECTION POINTS WITHIN THE UTILITY EASEMENTS TO EACH LOT OWNERS RESIDENCE OR OTHER IMPROVEMENTS REQUIRING SUCH CONNECTION SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVE TO THAT OWNERS LOT.
- 23 GAS LINES. THERE MAY BE GAS LINES LOCATED WITHIN THE PROJECT. RUPTURE OF GAS GAS LINES MAY BE EXTREMELY HAZARDOUS TO HEALTH AND SAFETY. PRIOR TO ANY DIGGING OR GRADING, OWNERS SHALL CALL THE APPROPRIATE LOCATION SERVICES.
- 24 FIRE PREVENTION AND PROTECTION. LOT OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS CONTAINED IN THE MORGAN COUNTY LAND USE MANAGEMENT CODE, DEVELOPMENT AGREEMENT, AND GOVERNING DOCUMENTS, WHICH REQUIREMENTS INCLUDE, WITHOUT LIMITATION, THE INSTALLATION OF SPRINKLER SYSTEMS FOR ALL HABITABLE STRUCTURES; USE OF NON-COMBUSTIBLE ROOFING MATERIALS AND FIRE-RESISTANT BUILDING MATERIALS; PROVISION OF ALL-WEATHER FIRE ESCAPES; PROVISION OF ADEQUATE FIRE PROTECTION WATER SUPPLIES; FOLLOWING DEFENSIBLE SPACE GUIDELINES; AND PLANTING FIRE-RESISTANT VEGETATION. THE FULL COST AND EXPENSE OF COMPLYING WITH SUCH REQUIREMENTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVELY.
- 25 DRIVEWAY PLANS AND APPROVALS. DRIVEWAY GRADES SHALL NOT EXCEED 12% AND ALL DRIVEWAY LOCATIONS AND GRADING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATIONS PROVIDED IN PRELIMINARY PLANS APPROVED BY THE COUNTY. ANY MODIFICATION OF DRIVEWAY GRADES OR LOCATIONS REQUIRE WRITTEN APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW. DRIVEWAY LOCATIONS, INCLUDING INTERSECTION LOCATION AND DESIGN REQUIREMENTS WRITTEN APPROVAL IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. THE FULL COST AND EXPENSE TO DESIGN AND PROCESS DRIVEWAY CHANGES AND ALL RELATED FIELD AND OFFICE ITEMS INCLUDING, WITHOUT LIMITATION, UTILITY LATERALS, PAVING ADJUSTMENTS, RELOCATION OF WATER UTILITY EQUIPMENT, GUTTER AND RAIN GUTTER, SIGNAGE, AND STREETLIGHTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER, RESPECTIVELY.
- 26 DRIVEWAY IMPROVEMENTS. WITH THE EXCEPTION OF PRIVATE LANES, ALL COSTS AND EXPENSES RELATED TO OR ARISING FROM THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF ALL DRIVEWAY IMPROVEMENTS OF ANY KIND WHATSOEVER SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER FOR THAT OWNERS LOT RESPECTIVELY. OWNERS OF LOTS WITH DRIVEWAYS THAT PROVIDE ACCESS NEAR PRIVATE ROAD SLOPES THAT, IN THE SOLE AND ABSOLUTE DISCRETION OF THE R&F DISTRICT, POSE A SAFETY RISK SHALL, AT SUCH OWNERS EXPENSE, BE REQUIRED TO INSTALL A GUARDRAIL ADJACENT TO THE DRIVEWAY INTERSECTION IN CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE GOVERNING DOCUMENTS.
- 27 DRIVEWAY BRIDGES. CERTAIN LOTS MAY REQUIRE ONE OR MORE BRIDGES OR OTHER IMPROVEMENTS OVER CULVERTS, STREAMS, OR IRRIGATION DITCHES CROSSING OR OTHERWISE ENCROACHING ON THE RESPECTIVE LOTS DRIVEWAY ACCESS. THE COST OF ANY AND ALL SUCH BRIDGES AND OTHER REQUIRED IMPROVEMENTS IS THE RESPECTIVE LOT OWNERS SOLE AND FULL RESPONSIBILITY.
- 28 DRIVEWAY APRON. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AND FOR DRIVEWAYS ACCESSED FROM PRIVATE ROADS AND RIGHTS OF WAY, THE RESPECTIVE LOT OWNER SHALL, AT SUCH LOT OWNERS SOLE EXPENSE, DESIGN, CONSTRUCT, AND INSTALL A PAVED DRIVEWAY APRON. THE DESIGN AND INSTALLATION OF WHICH SHALL COMPLY WITH ALL STATE AND LOCAL LAWS AND SHALL BE APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.
- 29 SNOW REMOVAL AND STORAGE. STORING OR PLOWING SNOW ON OR INTO WETLANDS, WETLAND BUFFER AREAS, AND ABOVE-GROUND SKI OR UTILITY EQUIPMENT, INCLUDING WITHOUT LIMITATION, LIFT STATION SWITCHGEAR, ELECTRICAL TRANSFORMERS, METER PEDESTALS, AND JUNCTION BOXES IS PROHIBITED. THE FULL COST OF MITIGATION, REPAIRS, AND REPLACEMENT OF ANY AREAS OR EQUIPMENT DAMAGED DUE TO SNOW STORAGE OR PLOWING SHALL BE BORNE ENTIRELY BY THE LOT OWNER ENGAGING IN OR AUTHORIZING OTHERS TO ENGAGE IN THE PLOWING AND STORAGE ACTIVITIES RESULTING IN SUCH DAMAGE OR LOSS.
- 30 LOT SNOW STORAGE AREA. AS PART OF THE SUBMITTAL OF PLANS FOR APPROVAL PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS, EACH LOT OWNER SHALL DESIGNATE A SNOW STORAGE AREA WITHIN THE LOT OWNERS RESPECTIVE LOT ("SNOW STORAGE AREA"). THE SNOW STORAGE AREA SHALL BE EQUAL TO TWENTY-FIVE PERCENT (25%) OF THOSE PORTIONS OF THE LOT THAT WILL BE USED FOR SNOW STORAGE. SUCH SNOW STORAGE AREA SHALL BE DETERMINED AS DETAILED IN THE GOVERNING DOCUMENTS.
- 31 RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS. INASMUCH AS THEY ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS, GATEHOUSES AND ASSOCIATED GATES, MONUMENT ENTRY FEATURES, SIGNAGE AND WAYFINDING, FENCING, RETAINING WALLS, LANDSCAPING, AND OTHER IMPROVEMENTS ABOVE-GRADE IMPROVEMENTS CONSTRUCTED OR INSTALLED BY WPR WITHIN LOTS SHALL BECOME COMMON ELEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. MAINTENANCE OF ANY PRIVATE DRIVEWAY IMPROVEMENTS, INCLUDING REPAIRS, REPLACEMENT, OR REMOVAL CONSTRUCTED UNDER THE SUPERVISION AND AT THE DIRECTION OF A LOT OWNER ON THE LOT OWNERS LOT RESPECTIVELY, SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

NOTES:

- 32 GEOTECHNICAL. EACH LOT OWNER IS REQUIRED TO OBTAIN A GEOTECHNICAL REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER FAMILIAR WITH THE PROPERTY'S GEOLOGY AND SPECIFIC TO THEIR LOT, PLANNED RESIDENCE, AND DESIRED IMPROVEMENTS AND SUBMIT THE SAME FOR REVIEW AND APPROVAL, PURSUANT TO AND IN ACCORDANCE WITH STATE AND LOCAL LAW, COUNTY REQUIREMENTS, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.
- 33 NOTICE TO ALL CONTRACTORS DURING EARTHWORK. IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW (DEFINED AS A CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) HOURS OR MORE) OCCURS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT WPR AND THE DESIGN REVIEW BOARD AND RETAIN A QUALIFIED PROFESSIONAL TO PERFORM SITE-SPECIFIC EVALUATIONS OF GROUNDWATER METEORITOLAND HYDROLOGY AND PREPARE A WETLAND HYDROLOGY PROTECTION PLAN. SHOULD EXCAVATION REQUIRE ANY BLASTING FOR DRIVEWAYS FOUNDATIONS AND/OR UTILITIES, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED BLASTING PERMITS, FOLLOW-UP ALL REQUIRED AND APPROPRIATE SAFETY PROTOCOLS AND COORDINATE ALL BLASTING TRAINING AND PROCEDURES WITH WPR, ASSOCIATION, AND CLUB. BLASTING SHALL BE PERFORMED SUCH THAT THERE IS NO IMPACT TO ADJOINING PRIVATE ROADS, LOTS, RESIDENCES, PROJECT IMPROVEMENTS, IMPROVEMENTS OF LOT OWNERS, STRUCTURES, DRIVEWAYS OR UTILITIES DURING BLASTING AND THAT THE BLASTING WILL NOT CREATE FRACTURES THAT DRAIN OR REDIRECT GROUNDWATER AND IMPACT WETLAND HYDROLOGY.
- 34 FURTHER SUBDIVISION. FURTHER SUBDIVISION OF INDIVIDUAL LOTS IS NOT PERMITTED UNLESS SPECIFICALLY PROVIDED FOR AND APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW.
- 35 WPR RIGHTS. AS FURTHER DETAILED IN THE GOVERNING DOCUMENTS, WPR RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE LOT OWNERS OR UNIT OWNERS, THE RIGHT TO UNILATERALLY AMEND OR MODIFY: (A) THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND CONCEPTUAL PLANS, (B) THIS PLAT, SO LONG AS SUCH AMENDMENT IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW, AND (C) EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS.
- 36 CERTIFICATES OF OCCUPANCY. THE COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THE PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. (MORGAN COUNTY CODE §156.029(d)).
- 37 CONSENT. ANY CONSENT, AUTHORIZATION OF APPROVAL REQUIRED IN THIS PLAT SHALL BE IN WRITING IN ORDER TO BE EFFECTIVE. ANY REFERENCE IN THIS PLAT TO THE CONSENT, AUTHORIZATION, OR APPROVAL OF WPR SHALL REQUIRE SUCH CONSENT, AUTHORIZATION, OR APPROVAL ONLY FOR THE DURATION OF THE PERIOD OF ADMINISTRATIVE CONTROL AS DETAILED IN THE GOVERNING DOCUMENTS.
- 38 NO COUNTY MAINTENANCE. THE COUNTY IS NOT RESPONSIBLE FOR ANY MAINTENANCE WITHIN THE PROPERTY.
- 39 ADJACENT AGRICULTURAL LAND. CERTAIN LAND ADJACENT AND CONTIGUOUS TO THE PROPERTY MAY BE SUBJECT TO CERTAIN PROTECTIONS FOR FARMING, RANCHING AND AGRICULTURAL USES ("PROTECTED USE"). SUCH PROTECTED USE MAY INCLUDE OPERATIONS EVERY DAY OF THE WEEK CONDUCTED EARLY IN THE MORNING AND LATE IN THE EVENING THAT MAY GENERATE NOISE, ODORS AND VIBRATIONS OR OTHER EFFECTS THAT COULD OTHERWISE BE DEEMED A NUISANCE PURSUANT TO STATE AND LOCAL LAW. OWNERS OF ANY PORTION OF THE PROPERTY ARE SUBJECT TO LIMITATIONS ON THEIR ABILITY TO CHALLENGE SUCH PROTECTED USE OR INITIATE AN ACTION OR OTHER NUISANCE OR OTHER INTERFERENCE WITH OR OBSTRUCTION TO THE FREE USE AND ENJOYMENT OF THE PROPERTY BASED ON THE PROTECTED USE.
- 40 MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT.
 - 1 ALL LOTS ARE DESIGNED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL UNDER THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND A LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO WPR/UD PUBLIC LOW-PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. R&P SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.
 - 2 UPON RECORDING OF THIS PLAT, WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CONSENTS AND AUTHORIZES MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT TO RECORD A NOTICE FOR EACH LOW-PRESSURE SEWER SYSTEM LOT WITH THE MORGAN COUNTY RECORDERS OFFICE. THE RECORDED NOTICES SHALL SERVE AS NOTIFICATION TO ALL FUTURE LOT OWNERS OF THE RESPONSIBILITIES ASSOCIATED WITH THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM SERVING THE LOTS. (OTHER LOW-PRESSURE SEWER SYSTEM NOTES SPECIFIC TO THE PROJECT AS REQUIRED).
 - 3 AT THE TIME OF ANY RESURFACING OF WASATCH PEAKS RANCH, PEAKS VIEW DRIVE, ASPEN SPACE EASEMENT, OR ANY OTHER DRIVEWAY, ROAD, OR OTHER DRIVEWAY, THE DISTRICTS SHALL ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT (MSGD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY MSDG IS REQUIRED.
 - 4 LOTS B6, B7, B8, B10, B11, B13, B15, B17, B18, B19, B20, B21, B23, B25, B27, B29, AND B35 MUST PLACE AN EONE GRINDER PUMP TO CONNECT INTO THE SEWER MAIN.
- 41 NON-HABITABLE STRUCTURE ZONE. HABITABLE STRUCTURES ARE NOT ALLOWED IN THIS ZONE. ALLOWABLE IMPROVEMENTS INCLUDE GRADING, HARSHCARE, NON-HABITABLE STRUCTURES, IRRIGATION, AND LANDSCAPING.
- 42 SHARED DRIVEWAY EASEMENTS. SHARED DRIVEWAY EASEMENTS ARE DRIVEWAYS THAT SERVE TWO SEPARATE LOTS, PURSUANT TO THE DEVELOPMENT AGREEMENT, AND PROVIDE ACCESS TO BOTH LOTS. (1) THE DECLARATION AND (2) CERTAIN SHARED EASEMENT MAINTENANCE AGREEMENTS THAT HAVE BEEN OR SOON WILL BE RECORDED IN THE OFFICIAL RECORDS AGAINST LOTS APPURTENANT TO SHARED DRIVEWAYS, ALL COSTS AND EXPENSES RELATED TO OR ARISING FROM THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF IMPROVEMENTS ON, UNDER, IN, OVER, AND ACROSS SHARED DRIVEWAY EASEMENTS SHALL BE BORNE EXCLUSIVELY BY THE OWNERS OF LOTS APPURTENANT TO THE RESPECTIVE SHARED DRIVEWAY EASEMENT.
- 43 OPEN SPACE EASEMENTS. EASEMENTS AS DEPICTED HEREIN AND DESIGNATED AS "OPEN SPACE EASEMENTS" FOR THE PURPOSE OF PRESERVING OPEN SPACE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, OPEN SPACE MANAGEMENT PLAN, AND GOVERNING DOCUMENTS. LOT OWNERS MAY NOT UNDER ANY CIRCUMSTANCES DISTURB VEGETATION, GRASS, OR ALTER SITE GRADES IN THE OPEN SPACE EASEMENT. WPR RESERVES THE RIGHT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD SUPPORT FACILITIES, DRAINAGE AND FLOOD CONTROL, FACILITIES AND AMENITIES WITHIN ANY DESIGNATED OPEN SPACE EASEMENT. WPR RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE DESIGNATED OPEN SPACE EASEMENTS.

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST, AND THE SE 1/4 SEC 34 & SW 1/4 SEC 35 TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

EASEMENT NOTES:

- PURSUANT TO THE DECLARATION AND THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD, WPR HAS RESERVED UNTO ITSELF:
- (A) CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, INCLUDING, WITHOUT LIMITATION, THE EASEMENTS DESCRIBED IN ITEMS 1-5 BELOW ("RESERVED EASEMENTS") ON, OVER, UNDER AND ACROSS VARIOUS EASEMENT AREAS WITHIN THE PROPERTY AND ALSO DESCRIBED IN ITEMS 1-5 BELOW ("RESERVED EASEMENT AREAS") FOR THE BENEFIT OF WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS;
 - (B) THE RIGHT TO CONVEY, LICENSE, TRANSFER, OR OTHERWISE ALIENATE THE RESERVED EASEMENTS IN WHOLE OR IN PART;
 - (C) THE RIGHT TO CONVEY ADDITIONAL NON-EXCLUSIVE EASEMENTS, SUBEASEMENTS, AND LICENSES IN, OVER, ON, OR THROUGH THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITIES, PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FULFILL ANY OR ALL OBLIGATIONS OF WPR, THE ASSOCIATION, THE CLUB, OR THE DISTRICTS PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, OR THE GOVERNING DOCUMENTS; AND
 - (D) THE RIGHT TO FURTHER LIMIT, DEFINE, AND DESCRIBE THE RESERVED EASEMENT AREAS, AND TO RECORD SUCH DESCRIPTIONS IN THE OFFICIAL RECORDS.

THE RESERVED EASEMENTS INCLUDE EACH AND ALL OF THE FOLLOWING:

- 1 SKI AND TRAIL EASEMENT. A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SKI AND TRAIL EASEMENT AREA") FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF SKING AND SKIING TRAILS, BRIDGES, OTHER TRAIL IMPROVEMENTS, AND FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS BY OWNERS WITHIN THE PROJECT. WPR, CLUB, OR ASSOCIATION MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI AND TRAIL EASEMENT AREA AND ANY AND ALL RELATED IMPROVEMENTS WITHIN THE SKI AND TRAIL EASEMENT AREA WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE GOVERNING DOCUMENTS.
- 2 SKI FACILITY EASEMENT. A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SKI FACILITY EASEMENT AREA") FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF TUNNELS, BRIDGES, SKI LIFTS, AND ANY AND ALL OTHER SKI FACILITIES THAT MAY BE CONSTRUCTED AND INSTALLED AT THE DISCRETION OF WPR, OR AFTER THE EXPIRATION OF THE PERIOD OF ADMINISTRATIVE CONTROL, AT THE DISCRETION OF THE CLUB.
- 3 SNOW STORAGE EASEMENT. A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SNOW STORAGE EASEMENT AREA") FOR THE LOCATION, RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM PRIVATE ROADWAYS AND PRIVATE LANES WITHIN THE PROPERTY. WPR ALSO RESERVES FOR ITSELF THE RIGHT TO FURTHER DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY DEFINED SNOW STORAGE EASEMENTS.
- 4 DISTRICT EASEMENT. A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("DISTRICT EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS, AND TO FULFILL THE DISTRICTS DUTIES AND OBLIGATIONS PURSUANT TO UTAH LAW, THE DEVELOPMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND OBLIGATIONS IN THE DISTRICTS.
- 5 BAE EASEMENTS. A BLANKET EASEMENT AND RIGHT OF WAY OVER THE BAES ("BAES EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS, AND (B) ALLOW ACCESS FOR WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS TO FULFILL THEIR RESPECTIVE DUTIES AND OBLIGATIONS PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.

DATE:	10/6/2025	DESIGNED:	BS
PLAT AREA:		DRAWN:	JRF
SCALE:		CHECKED:	SRV
NA		FEE:	
SHEET	PROJECT	111 East Broadway, Suite 600 Salt Lake City, UT 84111 (801) 212-3131	
2 OF 16	0963606		

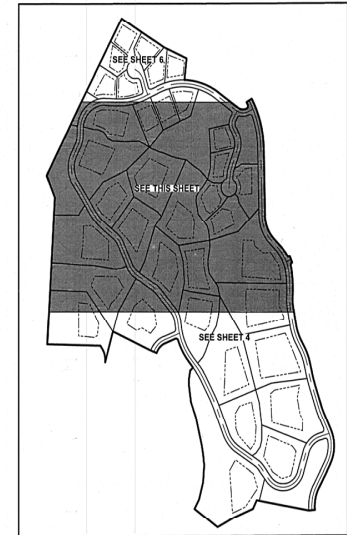
Kimley»Horn

RECORDED #	170721						
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	WPR						
DATE:	1/5/2026	TIME:	1:22 pm	BOOK:	428	PAGE:	1100
\$ 870.00							
MORGAN COUNTY RECORDER							

SEE SHEET 6

WASATCH PEAKS RANCH PLAT 6A

LOCATED IN THE NW 1/4 SEC 2 & NE 1/4 SEC 3, TOWNSHIP 4 NORTH, RANGE 1 EAST,
AND THE SW 1/4 SEC 35 & SE 1/4 SEC 34 TOWNSHIP 5 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

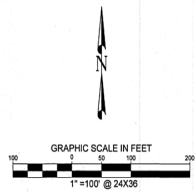


STREET NAMES AND NUMBERS	
ASPEN TRAIL	4600 NORTH
ASPEN DRIVE	5800 WEST
BLUE STEM ROAD	5850 WEST
HAZEL COVE	5775 WEST
SAGE COVE	5700 WEST

NOTE
SEE SHEETS 7-9 FOR LOT BAE
INFORMATION AND LOCATIONS

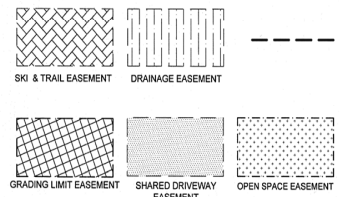
PARCEL NOTES:
PARCEL 14 IS "CLUB RECREATION AREA"
PARCEL 15 IS "HOA COMMON AREA"

SEE SHEET 4



LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUT/FILL SLOPE EASEMENT
- BAE TIE LINE
- BOUNDARY CORNER



DATE: 10/6/2025
PLOT DATE:
SCALE: 1"=100'
SHEET: 5 OF 16
PROJECT NUMBER: 09636005

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(801) 213-3116

DESIGNED: BS
DRAFTED: JRF
CHECKED: SRV

RECORDED # 170721
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
WPR
DATE: 10-20-2024 TIME: 1:22pm BOOK: 428 PAGE: 1103
FEE: \$874.00
MORGAN COUNTY RECORDER